

# CULLED FROM THE NEWS OF THE REAL ESTATE WORLD

## DEMAND FOR HOMES AND LOTS IN SUBURBAN AREAS HEAVY; CITY TRADING FEATURELESS.

John Donohue of Garrison, N. Y., has sold to Prof. J. McKee Cattel 130 acres along the Albany Post Road, for Wm. J. Brown. The same broker sold to Mr. Brown, who operates the Brown Physical Training Farm, the James Horton homestead in Garrison. The property adjoins the H. S. Rubens estate.

The one-family dwelling on plot, 33x128, at 140 Maple avenue, Irvington, N. J., between Clinton and Nye avenues, has been sold through Louis Schlesinger, Inc. to Theodore C. Loffert. Ludwig Holzhauser is the seller.

A plot 50x100 at 15 Keeler avenue, New ark, N. Y., west of Elizabeth avenue has been sold by E. Hermine Schreiner and Samuel S. Bratton, through Louis Schlesinger, Inc. to John Heaford, upon which the new owner will erect a one-family residence.

Major James M. Cronin, of Winthrop, R. I., has purchased for his company the residence of Mrs. M. E. Trabue, at 220 Mt. Hope boulevard, Hudson Heights, Hastings, N. Y. Kenneth Ives & Company were the brokers.

Stillwell Realty Company sold in Mamaroneck the residence of Albert Edward Starnier, on Travers avenue, Harbor Heights, to Bernard Meyer of New Rochelle, who will occupy. The same agents sold a block of lots in the Davidson subdivision at Heathcote Hill to Bruno Amato, Inc., builders, who will erect bungalows.

Quick & Quade of Tuckahoe sold for George H. Passer of Mamaroneck a tract of seven acres and a twelve room house in Harrison, N. Y., to a New York client; for Alfred G. Leach plot in Harrison to a New York client; for a client a dwelling for his own occupancy; for Louis Albin his residence in Scarsdale; for W. L. Bechtold of Yonkers for Oliver Clark, a new house and dwelling on Waverly square, Tuckahoe, to Jacob Groh of this city.

Flash & Marvin have sold for Mrs. Alice Hudson a one-half acre plot in the Forest Heights section of Tuckahoe to a client who intends to erect a nine room dwelling and garage. They also rented, furnished, for the summer the residence of Milton Watkins on Broadway avenue to Joseph Engle of this city. The same brokers sold to A. E. Roberts, secretary of county work department, Y. M. C. A., his residence on Midland, White Plains, to S. S. Richards, president of Richards, Shook & Co. The property was held at \$30,000.

Otterbourg, Steindler & Houston have closed for a client, plot, 100x100, on Lauderbrook boulevard, between Hudson and Market streets, Long Beach, to Z. & B. Realty Company, who plan to erect two buildings. F. J. Knob was the broker.

Hudson Realty Company, Maximilian Morgenthau, sold to John P. and Michael Finn a farm of seven acres at Elmont, L. I. Adolph Schulz of Far Rockaway was the broker.

Prince & Ripley leased, furnished, for Ruth B. Nelme, her property on Murray Hill road, Scarsdale, consisting of a large house with four acres of land.

Edward J. Farrell of Long Beach, L. I., leased for Thilo Weiss the store building on Park street, opposite the City Hall, to the Great Atlantic and Pacific Tea Company.

De Biola & Eldridge rented for E. J. Berwind "Court End" on Bellevue Court, Newport, L. I., to Capt. and Mrs. Thomas C. Hart of Washington for one year.

Dwelling Deals Reported.

G. Malvin Davis of the National Realty Company sold for the B. & E. Gordon company to Adelaide Aoki the four story dwelling, 1877 Madison avenue, 18x100, held at \$22,000.

William L. Washburn sold to E. B. Springer a four story dwelling, 22x60, 106.5, at 33 West Forty-seventh street.

Norton B. Leo sold to Anna T. Sheridan a three story dwelling, 20x99.11, at 104 West 145th street.

Deals Revealed in Transfers.

Madeline Lavezo purchased the three story buildings, 150x100, at 613-615 West Forty-seventh street, to N. J. Nail & Parker, Inc., in conjunction with I. D. Brokaw, sold for Florence A. O'Brien to Jacob Breen and resold to Henry C. Parker, Inc., 33 West Fifty-eighth street, a five-story apartment, 25x99.11.

The six-story apartment, 40x100, at 2419 Seventh avenue, adjoining 14th street, has been sold by the Miller estate to Harry H. Grohman. Joseph N. Gittens was the broker.

The Courtland, a six-story apartment house, 19x52x2, at 1217-1219 Madison street, has been sold by the 1217-1219-1221 Madison Avenue Corporation to the Karis Realty Company.

Arthur G. Leasing Company the six story store flat, 42x100, at 2419-2421 Seventh avenue, north of 14th street.

The Ocean Front Bungalows, Inc. sold Doris Steiner a five story store tenement, 25x75, at 1236 Second avenue, north of Nineteenth street.

Joseph S. Dale sold to A. and G. Dantoni two four story tenements, 60x120, at 419 and 413 East 120th street.

Henry F. Brinkman sold to Adolph Steiner two four story tenements, 60x120, at 413 and 415 East 120th street.

Henry A. Uehart sold to Ellen L. Lynch for \$40,000 the five story store tenement, 25x100, at the northeast corner of Tenth avenue and Fifty-third street.

Elias Seft sold to Aletor and Esther Pleschner the six story store tenement, 60x120, at 2340 and 2342 Second avenue, northeast corner of 120th street.

Annie Flynn sold to Ernestina Perrella a four story tenement, 24x75.3, at 556 West Forty-sixth street.

Decoration Day Sale.

To-morrow, Tuesday, May 30, a Decoration Day sale will be held on premises at Springfield Manor, Jamaica, L. I., by Joseph Bernstein, auctioneer. The property to be sold consists of 190 lots to be sold separately, and a modern sixteen room dwelling suitable for a road house, and adjacent to two corners of Merrick road and Farmers avenue, just beyond the St. Albans Golf Club and close to the Springfield avenue and Higbie avenue stations on the Long Island Railroad. The sale starts at 10:30 A. M. and will continue until the last lots have been sold. In addition to having a twenty piece band at the sale, Mr. Bernstein has arranged for a series of sensational aerial acts, the service of a luncheon on the lawn, and the most popular young woman at the sale, the decision to be made by vote.

## WILL BUILD ANNEX TO GRAND CENTRAL PALACE

The general contract for the erection of the new twenty story office building and annex to the Grand Central Palace has been awarded by the Merchants & Manufacturers Exchange, Robert Catts president, to T. C. Desmond & Co., Inc. The new structure will cost \$2,000,000 and will cover the block front on the east side of Park avenue between Forty-sixth and Forty-seventh streets. It will be known as the Park Avenue Annex. Leases are now being made from May 1, 1923. Warren & Wetmore are the architects.

The new building will correspond in architectural character to other important buildings in this Park avenue section recently erected from the designs of Warren & Wetmore, and it is expected that the annex will mark a notable advance in high grade office building construction, including all modern features in buildings of this character.

The financing of the structure was recently arranged by a sale of mortgage bonds to the public through a syndicate headed by William H. Barlow & Co., and including Tucker Anthony & Co. and Otis & Co.

## STATE LOAN ASS'NS TO MEET AT SARANAC LAKE

The thirty-fifth annual convention of the New York State League of Savings and Loan Associations will be held at Saranac Lake, N. Y., on Thursday and Friday, June 15 and 16. The Adirondacks will be arrayed in their summer beauty at that time, and the local associations are doing everything possible to make the convention a pleasant experience to the delegates.

George V. McLaughlin, Superintendent of Banks, directed the convention. Senator Charles C. Lockwood, chairman of the Senate housing investigation committee, has been asked to attend and to address the delegates.

James McKay, ex-president of the United States league and president of a \$15,000,000 association at Youngstown, Ohio, will be one of the speakers. Other addresses will be made as follows:

"Cooperating with Local Civic Organizations and Its Great Value in Extension Work," by H. J. Ward, Troy.

"Operating Association in Industrial Plants," by H. D. Haight, manager industrial Relations Bureau, Eastman Kodak Company, Rochester.

"Helping the Community Expansion," by Edward Hakes, Ilion.

"Persistent Advertising a Great Stimulant to the Growth of an Association," by Horatio J. Sharrett, Port Richmond.

MISCELLANEOUS LEASES.

Chr. Volzing & Son, Inc., leased the fourth story loft building at 162 East Fifty-third street to Joseph Lehman for a term of years and have been appointed agents.

J. Arthur Fischer leased part of loft in West Thirty-eighth street to R. C. Akeley, and part in 21 West Nineteenth street to R. S. Richards, president of Richards, Shook & Co. The property was held at \$30,000.

Douglas L. Elliman & Co., Inc., leased floor in 15 East Forty-ninth street to Arthur H. Hunter and Cary F. Simmons for their steel business.

Douglas L. Elliman & Co., Inc., leased the parlor floor store in 28 East Fifty-fifth street to Virginia Fuller for a dressmaking and millinery establishment.

Sidney L. Warsawer leased for Snowberg & Co. a loft containing 2,500 square feet in 165 Chambers street to the Chambers Pharmaceutical Manufacturing Company.

Hagerstrom-Callen Company has leased space in the Speedometer Building, Broadway and Sixty-third street, to the A. G. Sales Company, Inc.

RESIDENTIAL RENTALS.

A. A. Decker has leased for Mrs. Genevieve A. Stryker for twenty-one years the three story house at 143 East Forty-ninth street, 15x100. The tenant will occupy for her own business. This property is on the site for the new hotel to be built at the southeast corner of Forty-ninth street and Lexington avenue.

J. Arthur Fischer rented a furnished apartment in 104 West Forty-third street to John Jones, associated with the Cafe des Beaux Arts.

Culver & Co. leased a large apartment, consisting of a duplex and simplex, to Mrs. Grace Williams of Paris, France.

Douglas L. Elliman & Co. leased a large apartment of sixteen rooms and six baths in 270 Park avenue to Peter Cooper Bryce; also an apartment of seven rooms and five baths in 420 Park avenue, northwest corner of Fifty-first street, to Richard D. Barry; also an apartment in East Fifty-eighth street, to Mrs. Grace Williams of Paris, France.

Bulkley & Horton Co. sold 856 Hancock street, three story double six-family apartment, for W. A. Nickel.

Realty Associates sold to M. J. J. Realty Co., Inc., a vacant fifty-eight room on the north side of Thirty-second street 80 feet wide of Fourth avenue, South Brooklyn. The purchaser will erect nine two-family houses containing ten rooms and two baths each.

P. C. Sauter agency sold a plot on west side of Essex street near Liberty street for the estate of Harrison B. Moore, about 37.7 Seventh street, a three family house, to D'Amico, and 253 Eighth street, a one family house for Henry M. Hynes to Isidor Taub.

Douglas L. Elliman & Co. leased 14 East Seventy-second street, a three story and basement dwelling, 16x100.2, to Duncan A. Holmes, vice-president of the Chase Securities Company.

REALTY NEWS IN BRIEF.

Chr. Volzing & Son, Inc., represented the estate of Mary F. Morgan in the recent sale of the property at 1637 First Avenue, the same brokers having been appointed the agents for 22 East Thirty-third street.

Robert Levers will move on June 1 from 374 Lexington avenue to his new office in the Knickerbocker Building, Broadway at Forty-second street.

George Howe was the broker in the sale of the residence of Joseph Bush in Fieldston, Riverdale on the Hudson, to Charles E. Hughes, Jr.

Nanette C. Biddle is the buyer of 84 Riverside Drive and Marie Schmidt of 320 West Twentieth street, both sold recently.

Harry Brenners is the buyer of the northwest corner of Thelott avenue and 18th street, sold recently.

Douglas L. Elliman & Co. have sold an apartment in 145 Park avenue to Dr. Walter G. Lough.

INSTRUCTION, COLLEGES, & C.

SWIMMING 6 FOR \$5

Direction of M. MacVey.

Palace of Joy (Next to Luna), Coney Island.

## QUEENS ASKS FOR NEW TRANSIT LINES

## Business Men Outline Additional Facilities for Growth of the Borough.

Robert W. Higbie, chairman of the transit committee of the Queensboro Chamber of Commerce, at a hearing before the Transit Commission last Wednesday on the question of new construction of rapid transit lines proposed for Queens Borough, outlined the following additional facilities which that organization believes Queens is entitled to immediately.

The immediate solution of the dual operation of the Astoria and Corona extensions by the B. R. T. trains of the "Broadway-Fifty-ninth street" subway, as well as those of the Interborough, which now operate over these extensions.

The construction and operation of the extension of the Corona "L" from its present terminus at Alburtis avenue, Corona to Main street, Flushing, and beyond.

The construction of a cross-town rapid transit line from the Bridge Plaza Long Island City, joining with all of the elevated lines in Brooklyn, and eliminating the present necessity for crossing and recrossing the East River.

The construction of an extension from the present terminus of the Astoria "L" at Ditmars avenue to the Steinway and North Beach sections.

The construction and operation of the Liberty avenue "L" from its present terminus, South Richmond Hill, to at least Merrick road, Jamaica.

The construction and operation of an extension of the Corona "L" to the Woodhaven section, and eliminating the present necessity for crossing and recrossing the East River.

The construction of a rapid transit line connecting the Ridgewood and Long Island City sections of Queens Borough.

The extension of rapid transit from Manhattan and Brooklyn to the ten miles of beaches along the Rockaway peninsula, similar to that service which Coney Island and Brighton Beach in Brooklyn now enjoy.

5:30-6:15 East 16th st.; William Schumann, unknown.

7:55-8:15 1st St.; Max Levine, unknown.

8:30-8:45 Bedford st. and 7th av.; auto. man, unknown.

8:50-9:10 West 14th st.; rubbish, unknown.

9:10-9:30 10th St.; Trifling, unknown.

9:30-10:15 East Broadway; Lipschitz, unknown.

9:30-10:15 Prospect av.; Trifling, unknown.

10:20-10:45 East 10th St.; Trifling, unknown.

10:45-11:15 East 10th St.; Trifling, unknown.

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